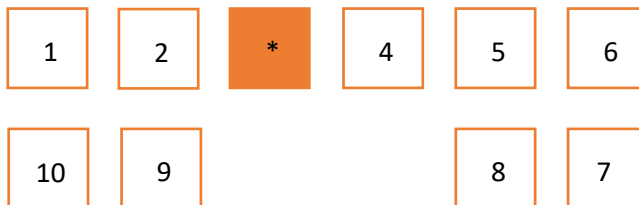


## 253 W Main St

### Neighborhood Analysis



- |                     |                   |
|---------------------|-------------------|
| 1. 249 W Main St    | 7. 310 W Main St  |
| 2. 251 W Main St    | 8. 300 W Main St  |
| *. 253 W Main St    | 9. 4 Tait Ave     |
| 4. 305 W Main St    | 10. 246 W Main St |
| 5. 307 W Main St    |                   |
| 6. 309-11 W Main St |                   |



### 1. 249 W Main St

Multi-Family (2 units)	Lot Size: 7,230 SF
Living Space: 3,191 SF	FAR: 44%
Facade Materials: Wood siding	Roof Materials: Comp. Asphalt
Accessory Building: Yes	Accessory Building Setback: N/A
Year Built: 1890	Architectural Style: Victorian
Stories: Two	Notes:



### 2. 251 W Main St

Single Family	Lot Size: 4,273 SF
Living Space: 1,073 SF	FAR: 25%
Facade Materials: Wood siding	Roof Materials: Comp. Asphalt
Accessory Building: Yes, 234 SF	Accessory Building Setback: N/A
Year Built: 1901	Architectural Style: Victorian
Stories: One	Notes: ADU 346 sf



### \*. 253 W Main St

Single Family	Lot Size: 7,500 SF
Living Space: 1,050 SF	FAR: 14%
Facade Materials: Wood shingle	Roof Materials: Comp. Asphalt
Accessory Building: No	Accessory Building Setback: N/A
Year Built: 1890	Architectural Style: Craftsman Bungalow/cottage
Stories: One	Notes:



### 4. 305 W Main St

Single Family	Lot Size: 5,304 SF
Living Space: 2,718 SF	FAR: 51%
Facade Materials: Wood siding	Roof Materials: Comp. Asphalt
Accessory Building: Yes	Accessory Building Setback: N/A
Year Built: 1985	Architectural Style: Contemporary Victorian
Stories: Three	Notes:





### 5. 307 W Main St

Single Family	Lot Size: 5,082 SF
Living Space: 2,753 SF	FAR: 54%
Facade Materials: Wood siding	Roof Materials: Comp. Asphalt
Accessory Building: No	Accessory Building Setback: N/A
Year Built: 1985	Architectural Style: Contemporary Victorian
Stories: Two	Notes:



### 6. 309-11 W Main St

Single Family	Lot Size: 7,500 SF
Living Space: 2,128 SF	FAR: 28%
Facade Materials: Siding, stone	Roof Materials: Comp. Asphalt
Accessory Building: No	Accessory Building Setback: N/A
Year Built: 2015	Architectural Style: Ranch/Contemporary Victorian
Stories: One	Notes: ADU 348 SF



### 7. 310 W Main St

Single Family	Lot Size: 7,500 SF
Living Space: 2,331 SF	FAR: 31%
Facade Materials: Wood siding	Roof Materials: Comp. Asphalt
Accessory Building: Yes	Accessory Building Setback: N/A
Year Built: 1985	Architectural Style: Craftsman Bungalow
Stories: One	Notes:



### 8. 300 W Main St

Single Family	Lot Size: 5,558 SF
Living Space: 2,880 SF	FAR: 52%
Facade Materials: Stucco	Roof Materials: Comp. Asphalt
Accessory Building: Yes	Accessory Building Setback: N/A
Year Built: 1995	Architectural Style: Colonial
Stories: Two	Notes:



9. 4 Tait Ave

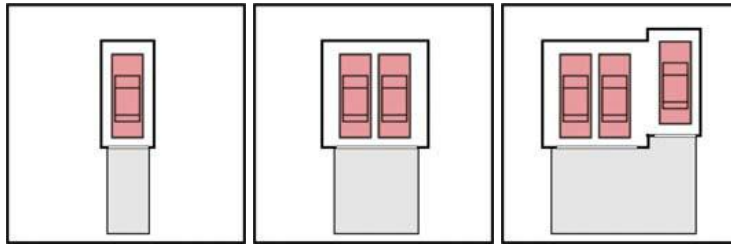
Art Museum	Lot Size: N/A
Living Space: N/A	FAR: N/A
Facade Materials: Stucco	Roof Materials: Tile
Accessory Building: N/A	Accessory Building Setback: N/A
Year Built: N/A	Architectural Style: Spanish revival
Stories: One	Notes:



10. 246 W Main St

Commercial	Lot Size: 4,356 SF
Living Space: N/A	FAR: N/A
Facade Materials: Mixed	Roof Materials: BUR
Accessory Building: N/A	Accessory Building Setback: N/A
Year Built: N/A	Architectural Style: Modern
Stories: One	Notes:

## Garage Doors



1 Car Wide

2 Cars Wide

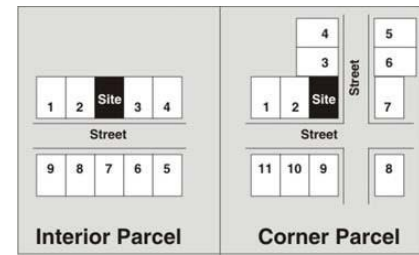
3 Cars Wide

Frequency	
	5 or more
X	2 - 4
	0 - 1

Frequency	
	5 or more
	2 - 4
X	0 - 1

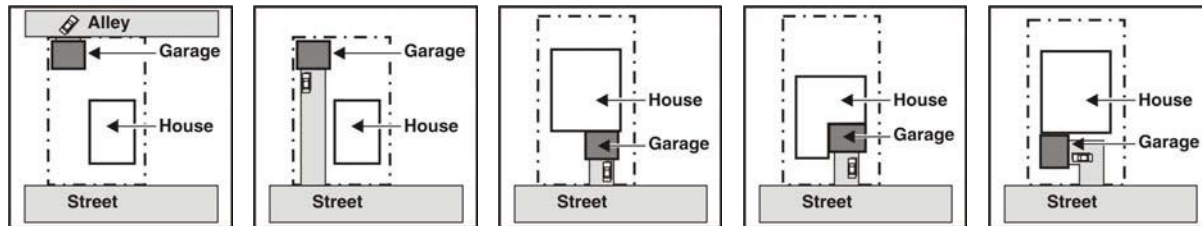
Frequency	
	5 or more
	2 - 4
X	0 - 1

## Neighborhood Patterns



Immediate Neighborhood Parcels

## Garage Location on the site



Alley Access

Rear Garage

2 Car Front

2 Car Back

Side Loaded

Frequency	
	5 or more
	2 - 4
X	0 - 1

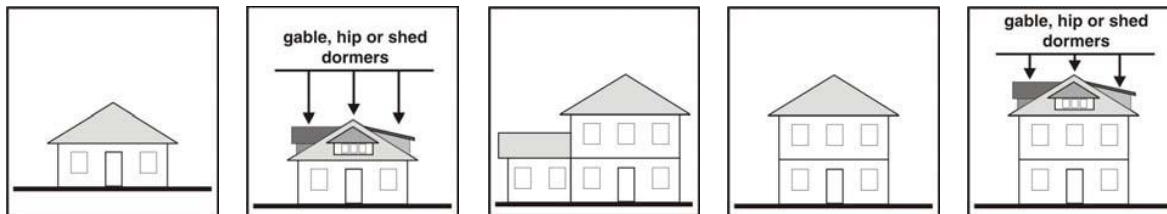
Frequency	
	5 or more
	2 - 4
X	0 - 1

Frequency	
	5 or more
	2 - 4
X	0 - 1

Frequency	
	5 or more
	2 - 4
X	0 - 1

Frequency	
	5 or more
	2 - 4
X	0 - 1

## Building Heights



1 Story

1 1/2 Story

1 and 2 Story

2 Story

2 Story plus

Frequency	
X	5 or more
	2 - 4
	0 - 1

Frequency	
	5 or more
	2 - 4
X	0 - 1

Frequency	
	5 or more
	2 - 4
X	0 - 1

Frequency	
	5 or more
X	2 - 4
	0 - 1

Frequency	
	5 or more
	2 - 4
X	0 - 1

Craftsman Bungalow



Frequency	
	5 or more
X	2 – 4
	0 – 1

Spanish / Mission Revival



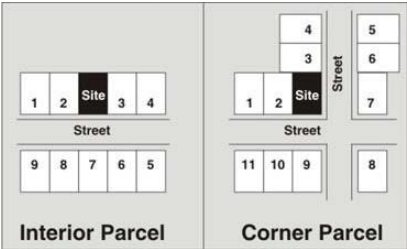
Frequency	
	5 or more
	2 – 4
X	0 – 1

Colonial / Greek Revival



Frequency	
	5 or more
	2 – 4
X	0 – 1

Architectural Styles 1



Immediate Neighborhood Parcels

Victorian



Frequency	
	5 or more
X	2 – 4
	0 – 1

Italianate



Frequency	
	5 or more
	2 – 4
X	0 – 1



European Romantic



Frequency	
	5 or more
	2 – 4
X	0 – 1

Ranch



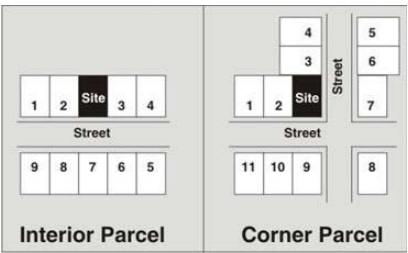
Frequency	
	5 or more
	2 – 4
X	0 – 1

Modern



Frequency	
	5 or more
	2 – 4
X	0 – 1

Architectural Styles 2



Immediate Neighborhood Parcels

Builder Contemporary



Frequency	
	5 or more
	2 – 4
X	0 – 1

Other Historic Style

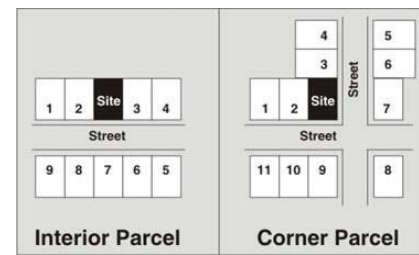
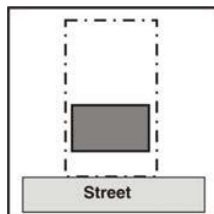
Frequency	
	5 or more
	2 – 4
X	0 – 1

Other Non-Historic Style

Frequency	
	5 or more
	2 – 4
X	0 – 1

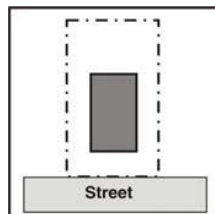
**Building Height on Adjacent Parcels**

Parcel 2		Parcel 3	
<b>X</b>	1 Story		1 Story
	1 ½ Story		1 ½ Story
	2 Story		2 Story
	1 and 2 Story		1 and 2 Story
	2 Story Plus	<b>X</b>	2 Story Plus

**Form and Massing****Immediate Neighborhood Parcels****Street Presence**

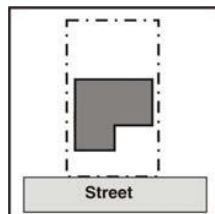
Straight Facade Wide

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



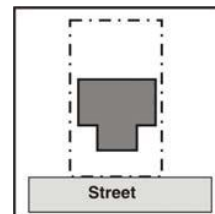
Straight Facade Narrow

Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1



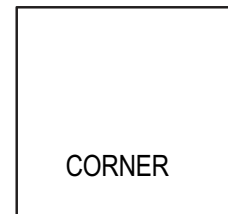
L Shape

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



T Shape

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



Other ( Diagram )

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

**Entries**Recessed : *In Wall or Under Roof*

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

Attached : *With Low Eave*

Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1

Attached : *With High Eave*

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



Narrow Porch

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

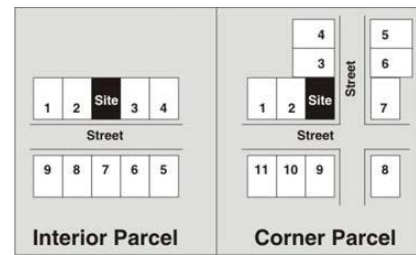


Wide Porch

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

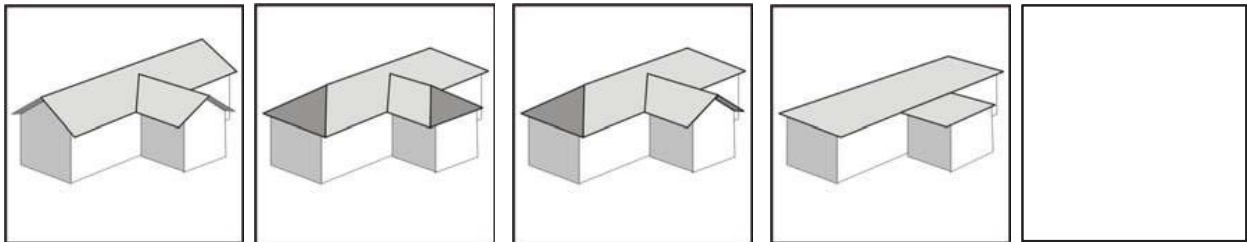


## Roofs 1



### Immediate Neighborhood Parcels

#### Roof Forms



All Gable Roofs

All Hip Roofs

Gable and Hip Mix

Flat / Low Slope

Other ( Diagram )

Frequency	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1

#### Roof Pitches



Flat

Low Pitch

Moderate Pitch

Steep Pitch

Very Steep Pitch

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1

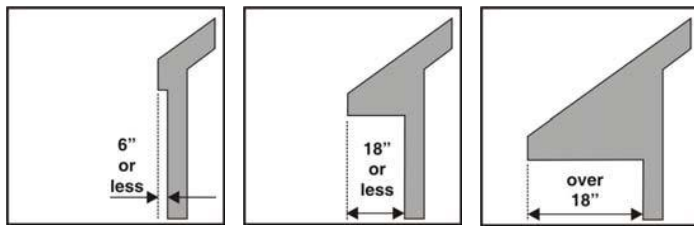
Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1

Frequency	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1

## Roof Overhangs



None (6" or less)

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

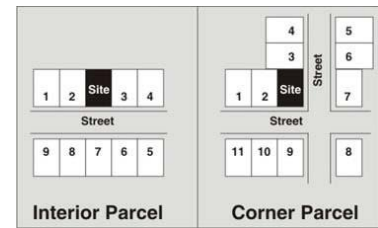
Small (18" or less)

Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1

Large (Over 18")

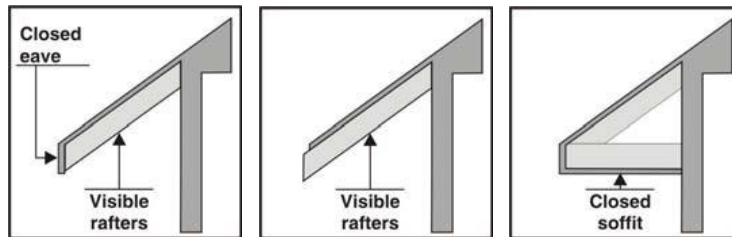
Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

## Roofs 2



## Immediate Neighborhood Parcels

## Roof Eaves



Open

Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1

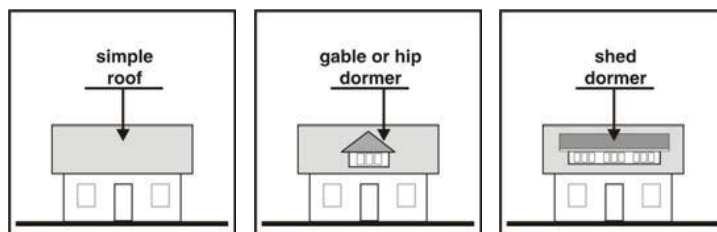
Open with exposed  
rafter tails

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

Closed

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

## Roof Features



None

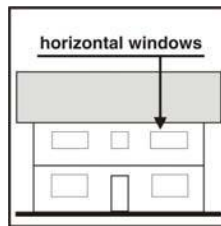
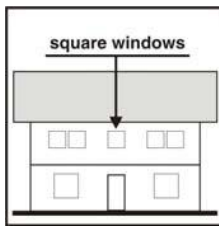
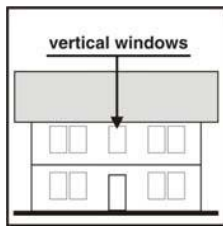
Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1

Gable or Hip Dormer

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

Shed Dormers

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

**Prominent Window Proportions**

Vertical

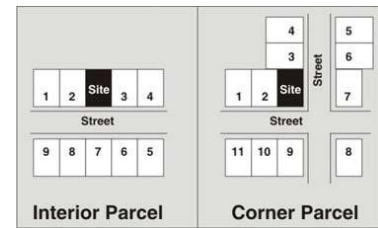
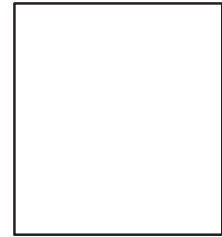
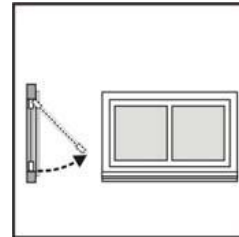
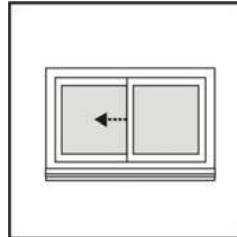
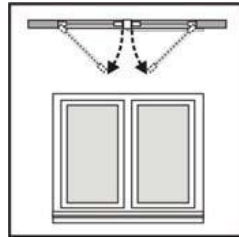
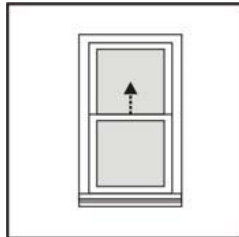
Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1

Square

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

Horizontal

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

**Windows 1****Immediate Neighborhood Parcels****Predominant Window Type**

Double Hung

Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1

Casement

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

Sliding

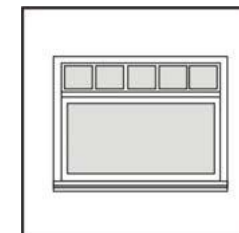
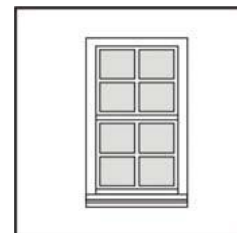
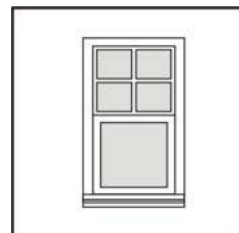
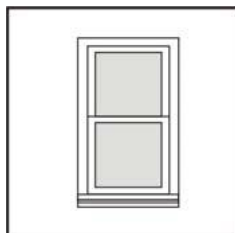
Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

Awning

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

Other ( Diagram )

Frequency	
	5 or more
	2 – 4
	0 – 1

**Window Divisions**

None

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

Panels at top

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

Panels both

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1

Panels at transom

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

Other ( Diagram )

Frequency	
	5 or more
	2 – 4
	0 – 1



## Window Material

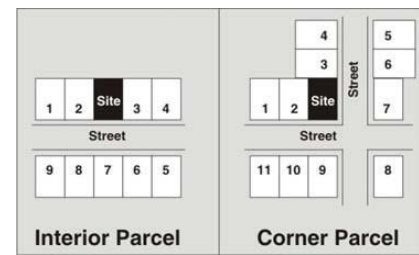
Wood or wood-look

Frequency	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1

Metal

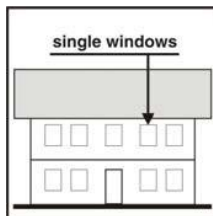
Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1

## Windows 2



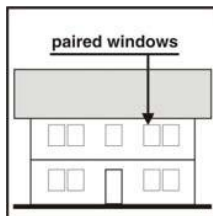
## Immediate Neighborhood Parcels

## Window Groupings ( Check those that are the most common on the houses nearby )



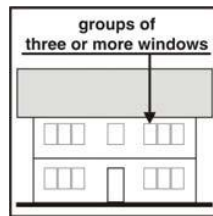
Singles

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1



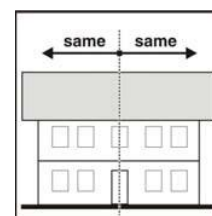
Pairs

Frequency	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1



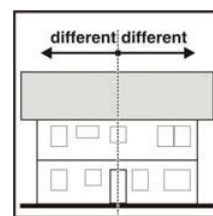
Ribbon

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1



Symmetrical

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1



Assymetrical

Frequency	
<input checked="" type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1

## Special Window Shapes ( Check all that are common on an individual house )



Bay Windows *First Floor*

Frequency	
<input type="checkbox"/>	5 or more
<input checked="" type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1



Bay Windows *Second Floor*

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1



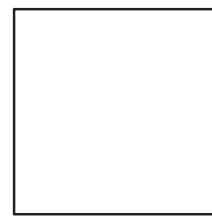
Arched Heads

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1



Estate Style Windows

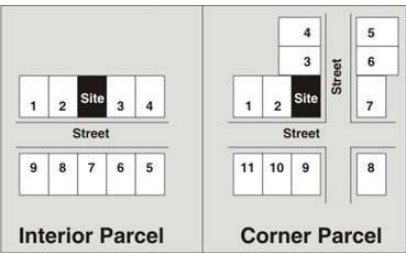
Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input checked="" type="checkbox"/>	0 – 1



Other ( Diagram )

Frequency	
<input type="checkbox"/>	5 or more
<input type="checkbox"/>	2 – 4
<input type="checkbox"/>	0 – 1

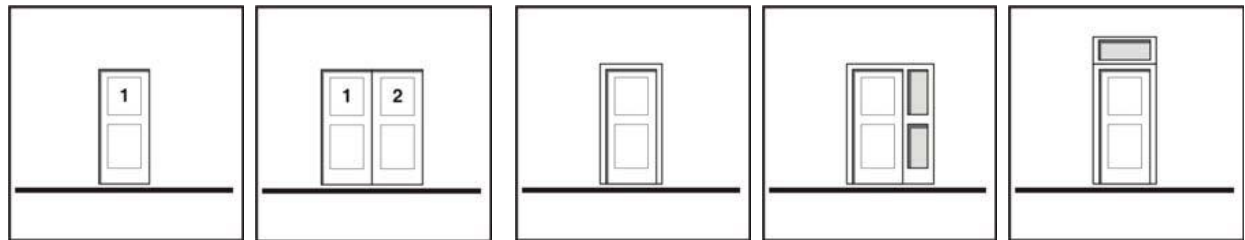
Doors 1



Immediate Neighborhood Parcels

Door Sizes

Door Setting



Single

Double

Door Only

Sidelights

Transom

Frequency	
X	5 or more
	2 – 4
	0 – 1

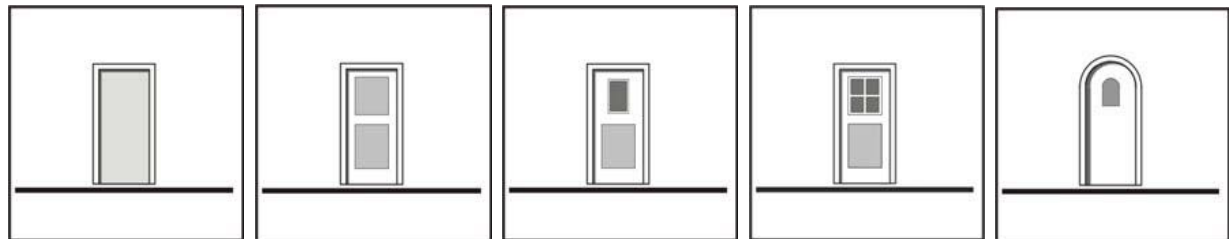
Frequency	
	5 or more
	2 – 4
X	0 – 1

Frequency	
X	5 or more
	2 – 4
	0 – 1

Frequency	
	5 or more
X	2 – 4
	0 – 1

Frequency	
	5 or more
	2 – 4
X	0 – 1

Door Details



Plain

Panels

Panels and Glass

Divided Panes

Shaped Door Head

Frequency	
	5 or more
	2 – 4
X	0 – 1

Frequency	
	5 or more
X	2 – 4
	0 – 1

Frequency	
	5 or more
X	2 – 4
	0 – 1

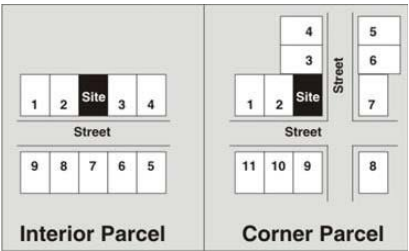
Frequency	
	5 or more
X	2 – 4
	0 – 1

Frequency	
	5 or more
	2 – 4
X	0 – 1

Accent Materials in the neighborhood

1	Stone Wall Bases
	Brick Wall Bases
	Stone Chimneys
	Brick Chimneys
	Other

Materials



Immediate Neighborhood Parcels

Primary Wall Materials



Wood Siding

Frequency	
X	5 or more
	2 – 4
	0 – 1



Shingles

Frequency	
	5 or more
	2 – 4
X	0 – 1



Stucco

Frequency	
	5 or more
X	2 – 4
	0 – 1



Brick or Stone

Frequency	
	5 or more
	2 – 4
X	0 – 1



Mix of Materials

Frequency	
	5 or more
X	2 – 4
	0 – 1

Roof Materials



Composition  
Shingles

Frequency	
X	5 or more
	2 – 4
	0 – 1



Wood Shakes

Frequency	
	5 or more
	2 – 4
X	0 – 1



Tile or Concrete Flat

Frequency	
	5 or more
	2 – 4
X	0 – 1



Tile or Concrete  
Arched

Frequency	
	5 or more
	2 – 4
X	0 – 1



Metal

Frequency	
	5 or more
	2 – 4
X	0 – 1



## Accent Details



Front Yard Fence

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1



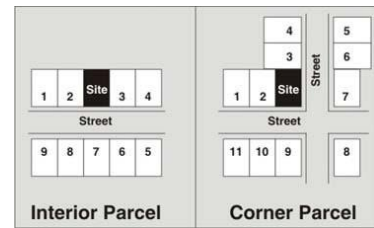
Front Yard Arbor

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



Trellises

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



## Immediate Neighborhood Parcels



Stone or Brick Base

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



Stone or Brick Chimney

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



Shutters

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1



Brackets

Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1



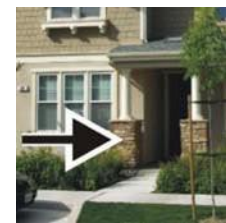
Gable Infill Texture

Frequency	
	5 or more
<b>X</b>	2 – 4
	0 – 1



Shaped or Detailed  
Entry Columns

Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1



Column Caps and  
Bases

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



Detailed Columns and  
Railings

Frequency	
<b>X</b>	5 or more
	2 – 4
	0 – 1



Half Timber Beams

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1



Tower / Turrets

Frequency	
	5 or more
	2 – 4
<b>X</b>	0 – 1

Other Distinctive Features in the Immediate Neighborhood and the Broader Neighborhood ( Within 1 Block )

## Summary of predominant neighborhood characteristics

Select those with three or more examples in the Immediate Neighborhood

## Neighborhood Patterns

Garage Doors	
<input type="checkbox"/>	1 Car Wide
<input type="checkbox"/>	2 Cars Wide
<input type="checkbox"/>	3 Cars Wide

Garage Doors	
<input type="checkbox"/>	Alley Access
<input type="checkbox"/>	Rear Garage
<input type="checkbox"/>	2 Car Front
<input type="checkbox"/>	2 Car Back
<input type="checkbox"/>	Side Load

Garage Doors	
<input type="checkbox"/>	Alley Access
<input type="checkbox"/>	Rear Garage
<input type="checkbox"/>	2 Car Front
<input type="checkbox"/>	2 Car Back
<input type="checkbox"/>	Side Load

## Architectural Styles

<input type="checkbox"/>	Craftsman Bungalow
<input type="checkbox"/>	Spanish/Mission Revival
<input checked="" type="checkbox"/>	Victorian
<input type="checkbox"/>	Greek Revival

<input type="checkbox"/>	Colonial Revival
<input type="checkbox"/>	European Romantic
<input type="checkbox"/>	Ranch
<input type="checkbox"/>	Builder Contemporary

<input type="checkbox"/>	Modern
<input type="checkbox"/>	Other Historic Style
<input type="checkbox"/>	Other Non-Historic Style
<input type="checkbox"/>	

## Form and Massing

Street Presence	
<input type="checkbox"/>	Straight Facade : Wide
<input checked="" type="checkbox"/>	Straight Facade : Narrow
<input type="checkbox"/>	L-Shape
<input type="checkbox"/>	T Shape : Narrow Forward
<input type="checkbox"/>	Other

Entries	
<input type="checkbox"/>	Recessed : in Wall or Under Roof
<input checked="" type="checkbox"/>	Attached : With Low Eave
<input type="checkbox"/>	Attached : With High Eave
<input checked="" type="checkbox"/>	Narrow Porch
<input type="checkbox"/>	Wide Porch

## Roofs

Roof Forms	
<input checked="" type="checkbox"/>	All Gable Roofs
<input type="checkbox"/>	All Hip Roofs
<input type="checkbox"/>	Gable and Hip Mix
<input type="checkbox"/>	Flat/Low Slope
<input type="checkbox"/>	Other

Roof Overhangs	
<input type="checkbox"/>	None (6" or less)
<input checked="" type="checkbox"/>	Small ( 18" or less)
<input type="checkbox"/>	Large (over 18")

Roof Pitches	
<input type="checkbox"/>	Flat
<input type="checkbox"/>	Low Pitch
<input checked="" type="checkbox"/>	Moderate Pitch
<input type="checkbox"/>	Steep Pitch
<input type="checkbox"/>	Very Steep Pitch

Roof Feature	
<input checked="" type="checkbox"/>	None
<input type="checkbox"/>	Gable Dormers
<input type="checkbox"/>	Shed Dormers

## Windows

Predominant Window Proportions	
<b>X</b>	Vertical
	Square
	Horizontal

Window Divisions	
<b>X</b>	None
	Panes at Top
<b>X</b>	Panes at top and bottom
	Panes at transom
	Other

Window Groupings	
	Singles
<b>X</b>	Pairs
	Ribbon
	Symmetrical
<b>X</b>	Asymmetrical

Predominant Window Type	
<b>X</b>	Double Hung
	Casement
	Sliding
	Awning
	Other

Window Material	
<b>X</b>	Wood or wood-like
	Metal

Special Window Shapes	
	Bay Windows : First Floor
	Bay Windows : Second Floor
	Arched Heads
	Estate Style Windows
	Other

## Doors

Door Size	
<b>X</b>	Single
	Double

Door Setting	
<b>X</b>	Door Only
	Sidelights
	Transom

Door Detail	
	Plain
	Panels
<b>X</b>	Panels and Glass
	Divided Glass Panes
	Shaped Door Head

## Materials

Accent Materials	
	Stone Wall Bases
	Brick Wall Bases
	Stone Chimneys
	Brick Chimneys
	Other

Primary Wall Material	
<b>X</b>	Wood Siding
	Shingles
	Stucco
	Brick or Stone
	Mix of Materials

Roof Materials	
<b>X</b>	Composition Shingles
	Wood Shakes
	Tile or Concrete : Flat
	Tile or Concrete : Arched
	Metal

## Accent Details

	Front Yard Fences
	Front Yard Entry Arbor
	Trellises
	Stone or Brick Bases
	Stone or Brick Chimneys

	Shutters
<b>X</b>	Brackets
<b>X</b>	Gable Infill Texture
<b>X</b>	Shaped or Detailed Entry Columns

	Column Caps and Bases
<b>X</b>	Detailed Porch Railings
	Half Timber Beams
	Towers/Turrets

Other Distinctive Features in the immediate neighborhood.

Other Distinctive Features in the broader neighborhood. (Within one block each direction)